



Housing Tax Credit Review Policy – City of Arlington, Texas
(Revised 12/12/17)

The City of Arlington will consider providing a Resolution of Support or a Resolution of No Objection for the State's Low Income Housing Tax Credit (LIHTC) projects that provide long term, high quality sustainable housing to the city. To determine if a proposed LIHTC project meets this standard, staff will evaluate both the proposed project as well as the proposed development entity using the following criteria.

1. The proposed developer has a track record of developing and managing high quality LIHTC housing, with the following characteristics:
 - Lower crime rate than comparable properties in the community;
 - Hands-on management which includes comprehensive tenant screening;
 - Committed partnerships with local non-profits to provide resident services and activities relevant to the needs of the target population.
2. The proposed project should be consistent with Comprehensive & Consolidated Plans.
3. The proposed project should use energy-efficient, sustainable building materials.
4. The City has a preference for (i) new development of senior housing, and (ii) demolishing existing structures and building new senior and/or workforce housing.
5. The City has a preference for developers with experience constructing and owning/managing well-maintained, quality properties and a preference for local, on-site property management.
6. The City has a preference for developers who are willing to identify the Arlington Housing Finance Corporation (AHFC) or an entity related to the AHFC as the intended recipient of Right of First Refusal.

The Developer should address how the development entity and the proposed project meet each of these criteria in their request to the City. Community Development and Planning staff will evaluate the developer's proposal using these criteria as well as applicable city ordinances and will make a recommendation to the Community and Neighborhood Development Committee as to whether the proposed project should be reviewed by City Council and Considered for a Resolution of Support or resolution of No Objection.

Consideration of the developer's request for a Resolution of Support or a Resolution of No Objection in no way impacts the City's right to approve, disapprove or modify the developers proposed site plans or to modify the zoning for the proposed development.

HOUSING TAX CREDIT REVIEW TIMELINE

Fall 2018 through January 7, 2019	Pre-Application Meetings
Deadline to submit applications	December 21, 2018
Community and Neighborhood Development Committee Meetings	January 8 and 29, 2019
City Council Work Session	February 5, 2019
City Council Meeting – Action requested	February 19, 2019
End of Application Acceptance Period at TDHCA	March 1, 2019

The City of Arlington reserves the right to amend the above schedule depending upon the number of applications that are received or expected to be received. All applicants will be notified of any changes to this schedule.